

UDO Scope of Work and Schedule

Task	Nov	Dec	Jan	Feb	Mar	Apr	May
Drafting the UDO and Zoning Map							
Annotated Outline	✓						
Draft Ordinance Development	✓						
Draft Map Development	✓						
Planning Board Workshop 1		13-Dec					
Planning Board Workshop 2			10-Jan				
Attorney Review and Assistance							
Refining the UDO and Zoning Map							
Planning Board Review of Draft Ordinance and Zoning Map							
Joint Meeting with Advisory and Elected Boards				28-Feb			
Revisions to Draft Ordinance and Zoning Map							
Draft Ordinance and Zoning Map Public Review					14-Mar		
Approval Process							
Final Draft Ordinance and Zoning Map Development							
Attorney Review and Assistance							
Planning Board Public Hearing						11-Apr	
Board of Aldermen Public Hearings							14-May
Adoption							
Implementation							
Application and Form Development							Ongoing
Staff Training							

DIMENSIONAL REQUIREMENTS*

(REQUIREMENTS PERTAIN TO INDIVIDUAL LOT DEVELOPMENT AND SUBDIVISIONS AS MINIMUM STANDARDS)

Zoning District	Lot Size Minimum	Maximum Dwelling Units per Acre **	Minimum Width	Front Setback (min.)	Side Setback (min.)	Rear Setback (min.)	Height (max)
R-0	.5 Acre (22,000 SF)	2	100	25	10	10	35
R-1	.32 Acre (14,000 SF)	3	75	25	10	10	35
R-2	.25 Acre (11,000 SF)	4	60	20	10	10	35
R-3	.16 Acre (7,000 SF)	13	60	15	10	10	35
R-4	.07 Acre (3,000 SF)	14	60	15	10	10	35
MH	2 Acres (87,120 SF)	8	100	50	50	50	35
MU-1	.07 Acre (3,000 SF)	14	60	10	10	10	55
MU-2	.11 Acre (5,000 SF)	13	60	10	10	10	55
MU-3	.07 Acre (3,000 SF)	14	60	10	10	10	55
TC	.07 Acre (3,000 SF)	14	40	10	0	10	55
C-1	.07 Acre (3,000 SF)	14	50	10	10	10	55
C-2	.05 Acre (2,000 SF)	14	40	10	10	10	55
C-3	.07 Acre (3,000 SF)	14	50	10	10	10	55
C-4	.25 Acre (11,000 SF)	4	60	20	10	10	55

*ALL PROPERTIES SHALL COMPLY WITH THE APPROPRIATE ZONING DISTRICT DENSITY AND DIMENSIONAL REQUIREMENTS AS SPECIFIED IN THIS ORDINANCE AND THE TABLE ABOVE, PROVIDED IN FEET.

** TO DETERMINE MULTI-FAMILY DENSITY, ADD 3,000 SQUARE FEET FOR EACH DWELLING UNIT >1

2.3 Residential District Establishment and Descriptions

All six residentially zoned districts have been designated as such to strictly promote residential development within said districts for the purpose of:

- A. Encouraging neighborhood safety;
- B. Encouraging neighborhood character and consistency;
- C. Protecting property values.

2.3.1 Rural Residential District The Rural Residential District (RO) is hereby established in order to protect the areas of steep slope, scenic view sheds, natural woodlands, and agricultural uses. Insomuch this district is formed in order to allow for responsible residential development while simultaneously protecting said district's rural characteristics from the encroachment of incompatible uses.

2.3.2 Residential 1 District The Residential 1 District (R1) is hereby established as a district in which the principal use of land is for low density single-family residential purposes. This district is further intended to protect existing single-family neighborhoods from incompatible land uses. It is also the intent of this district to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district.

2.3.3 Residential 2 District The Residential 2 District (R2) is hereby established as a district in which the principal use of land is for medium density single-family residential purposes. This district is further intended to protect existing single-family neighborhoods from incompatible land uses. It is also the intent of this district to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district.

2.3.4 Residential 3 District The Residential 3 District (R3) is hereby established as a district in which the principal use of land is for high density single-family and multi-family residential purposes. It is also the intent of this district to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district.

2.3.5 Seasonal Residential District The Seasonal Residential District (R4) is hereby established as a district in which the principal use of land is for seasonal residential use, such as park models, RVs, and campers in order to accommodate visitors who want to stay in Maggie Valley for longer than traditional vacationing durations.

2.3.6 Mobile Home Park District The Mobile Home Park District (MH) is hereby established as a floating district in which the principal use of land is for mobile home park establishment. It is the intent of this district to allow for mobile home park development within the R-3 district.

2.4 Mixed Use Districts Establishment and Descriptions

All four zoning districts designated under "mixed use" can be characterized as districts where both residential and commercial uses are permitted and encouraged. Said districts are designated in order to facilitate vibrant centers where both residential and commercial uses complement each other.

2.4.1 Town Center (TC) The purpose of this land use category is to provide for a localized community gathering place in town. This category should include a mix of shops, restaurants, public and open space, and activities for families and tourists. It should include a project(s) done on a larger scale, with uniform design, signage, and façade requirements.

2.4.2 Soco Road Mixed Use District The Soco Road Mixed Use District (MU1) is hereby established to serve as a support node for the Town Center District by allowing for a mixture of dense commercial and residential development.

2.4.3 Moody Farm Mixed Use District The Moody Farm Mixed Use District (MU2) is hereby established in order to both protect the existing neighborhood and use characteristics of the district, but also to promote higher density construction on the larger more developable parcels throughout the corridor.

2.4.4 Attraction Mixed Use District The Attraction Mixed Use District (MU3) is hereby established in order to promote economic development on and around the traditional large attraction areas within the Town. As these are large parcels, this district is established to incorporate various land uses that are directly compatible with one another internally, but which do not easily conform to other district characteristics.

2.5 Commercial District Establishment and Descriptions

2.5.1 Community Attraction District The Community Attraction District (C1) is hereby established in order to promote tourism and family oriented establishments and attractions, while preserving the traditional civic and cultural centers already established within the district.

2.5.2 Neighborhood Business The Neighborhood Business District (C2) is hereby established to encourage nodal development of businesses that would serve the residents, both seasonal and permanent, at all major intersections within Maggie Valley. The purpose of the district is to promote business development, in order to efficiently provide the services residents need on a daily basis.

2.5.3 Maggie Valley Commercial Gateway District The Maggie Valley Commercial Gateway District (C3) is hereby established in order to form a zoning district that will serve as the gateway into the community by promoting dense commercial development that will serve not only town residents and visitors, but the needs of surrounding areas as well.

2.5.4 Open Air Commercial District The Open Air Commercial District (C4) is hereby established in order to allow for uses that predominantly operate out of doors, as to control their aesthetic impact on the traditional core of Maggie Valley.

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1. Purpose & Applicability

- 1.1 Title
- 1.2 Previous Ordinances Repealed
- 1.3 Authority
- 1.4 Jurisdiction
- 1.5 Applicability
- 1.6 Purpose and Intent
- 1.7 Consistency with all Formally Adopted Plans and Policies
- 1.8 Relationship with Existing Permits, vested right, applications and violations in process
- 1.9 Severability

2. Zoning Districts

- 2.1 Official Zoning Map
- 2.2 District Provisions
- 2.3 Residential District Provisions
 - 2.3.1 RO - Rural Residential District
 - 2.3.2 R1 - Residential 1 District (Low Density)
 - 2.3.3 R2 - Residential 2 District (Medium Density)
 - 2.3.4 R3 - Residential 3 District (High Density)
 - 2.3.5 R4 - Seasonal Residential District
 - 2.3.6 MH - Mobile Home Park District (Floating Overlay District)
- 2.4 Mixed Use Districts
 - 2.4.1 TC - Town Center District
 - 2.4.2 MU1 - Soco Road Mixed Use District
 - 2.4.3 MU2 - Moody Farm Mixed Use District
 - 2.4.4 MU3 - Attraction Mixed Use District
- 2.5 Commercial Districts
 - 2.5.1 C1 - Community Attraction District
 - 2.5.2 C2 - Neighborhood Business District
 - 2.5.3 C3 - Maggie Valley Commercial Gateway District
 - 2.5.4 C4 - Open Air Commercial District

3. General Provisions for All Zoning Districts

- 3.1 Applicability
- 3.2 Interpretation of Terms and Numerical Standards
- 3.3 Irregular Lot Setbacks
- 3.4 Adjacent Property Setback and Lot Placement Conformity
- 3.5 Permitted Building Height
 - 3.5.1 Measurement of Height

- 3.6 Lot and Street Orientation
- 3.7 Accessory Structures and Uses
- 3.8 Temporary Structures and Uses

4. Provisions for Residential Districts

- 4.1 Reserved

5. General Provisions for Mixed Use & Commercial Districts

- 5.1 Business Registration Required
- 5.2 General Requirements
 - 5.2.1
- 5.3 Parking Areas and Driveways
 - 5.3.1 Purpose and Intent
 - 5.3.2 Applicability
 - 5.3.3 Permitted Parking Area Locations
 - 5.3.4 Parking Area Requirements
 - 5.3.5 Parking Area Design Standards
 - 5.3.6 Driveway Access
 - 5.3.7 Pedestrian and Bicycle Access
 - 5.3.8 Snow Removal
- 5.4 Tree Protection, vegetative Buffering and Landscaping
 - 5.4.1 Purpose and Intent
 - 5.4.2 Applicability
 - 5.4.3 Existing Tree Preservation
 - 5.4.4 Street Trees
 - 5.4.5 Vegetative Buffers and Screens
 - 5.4.6 Tree Canopy Coverage Requirement
- 5.5 Lighting
 - 5.5.1 Purpose and Intent
 - 5.5.2 Applicability
 - 5.5.3 Orientation and Design Standards

6. Specific Commercial Use Provisions

- 6.1 General Purpose and Intent
- 6.2 Applicability
- 6.3 Outdoor Sales
 - 6.3.1 Yard Sales
 - 6.3.2 Temporary Sales
 - 6.3.3 General Retail
 - 6.3.4 Vehicles Sales and Rental
 - 6.3.5 Recreational Vehicle Sales and Rental

- 6.3.6 Construction and Farm Equipment Sales and Rental
- 6.3.7 Manufactured Homes
- 6.3.8 Salvage/ Junk Yards
- 6.3.9 Woodlots, Rock Yards, Nurseries, Etc.
- 6.4 Light Industry
- 6.5 Microbreweries, Distilleries and Wineries
- 6.6 Taxi Cabs
- 6.7 Sexually Oriented Businesses
- 6.8 Out-of-Town Vendors
- 6.9 Warehouse
- 6.10 Campgrounds
- 6.11 Storage Units
- 6.12 Cell Towers

7. Building Aesthetic & Design Standards

- 7.1 Purpose and Intent
- 7.2 Applicability
- 7.3 General Provisions for all Commercial Zoning Districts
- 7.4 Commercial District Specific Provisions
 - 7.4.1 TC - Town Center District
 - 7.4.2 C2 - Neighborhood Business District
 - 7.4.3 MU1 - Soco Road Mixed Use District
 - 7.4.4 MU2 - Moody Farm Mixed Use District
 - 7.4.5 Mus - Attraction Mixed Use District
 - 7.4.6 C1 - Community Attraction District
 - 7.4.7 C3 - Maggie Valley Commercial Gateway District
 - 7.4.8 C4 - Open Air Commercial District

8. Signs

- 8.1 General Purpose and Intent
- 8.2 Applicability
- 8.3 Visual Representation of Sign Types
- 8.4 Computation of Signage Measurements
- 8.5 Nonconforming Signs
- 8.6 General Provisions
- 8.7 Freestanding Signs
- 8.8 Attached Signs
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- 8.10 Other Signage Requiring Permits
- 8.11 Signs Not Requiring a Permit
- 8.12 Prohibited Signs
- 8.13 Sign Height
- 8.14 Sign Illumination
- 8.15 Sign Maintenance and Repair

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9.1 Reserved

10. Street Standards

- 10.1 Purpose and Intent
- 10.2 Applicability
- 10.3 Participation in Town Cost-share Program
- 10.4 Minimum Construction Standards
- 10.5 Minimum Design Requirements
- 10.6 Street Lights

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- 11.1 Sewer Use

12. Natural Resources

12.1 Flood Damage Prevention

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- 13.1 The Town Planner
- 13.2 Procedures for Development Applications
- 13.3 Authority to File Applications
- 13.4 Applications and Technical Review
- 13.5 Timing of Submittals
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 - 13.8.1 Board of Alderman
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 - 13.8.3 Zoning Board of Adjustment
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 - 13.8.5 Town Parks and Beautification Board
- 13.9 Meeting Schedule
- 13.10 Meeting Requirements
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- 13.12 Board Member Conduct and Conflict of Interest
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- 13.14.1 Uses of Right
- 13.14.2 Special Exception Permits
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- 13.14.5 Violations
- 13.14.6 Repeat Violations
- 13.14.7 Violation Remediation
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- 13.14.12 Civil Penalties
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 - 13.15.1 Planning Board Review Required
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 - 13.15.3 Informal Citizen Rezoning or Text Amendment Process
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- 13.17 Formal Procedure for Zoning Map or Text Amendments
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- 14.1 Purpose and Intent
- 14.2 Interpretation
- 14.3 Use of Definitions
- 14.4 Definitions

CHAPTER 154: ZONING CODE

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- 154.003 Jurisdiction
- 154.004 Interpretation of certain terms and words
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- 154.036 R-1 Low Density Residential District
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- 154.038 R-3 High Density Residential District
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- 154.040 Commercial 2 District; Neighborhood Business (NB)
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